



ASSOCIATION NEWSLETTER

July 1, 2009

BEAUTIFICATION DAY SCHEDULED FOR JULY 25, 2009

Eucalyptus Grove HOA is launching another HOA Beautification Day on **Saturday, July 25th at 9 AM**. The HOA Beautification Day would be the same as last year's event in that it's an opportunity for HOA community members to get together to beautify our Eucalyptus Grove Community. The objective would be to pick up trash in all of the common areas of our HOA. The HOA will provide latex gloves, trash bags, and trash pick up devices for all volunteers. We can **meet at 9 AM in the grassy area by the front gates** to our property and work until lunch time. All volunteers can then enjoy a pizza and salad lunch funded by the HOA. If you are interested in attending, please e-mail Arthur J. Munoz III at ajm888@gmail.com. Thank you for your participation.

PRELIMINARY DISCUSSION OF REWIRING CABLE WITH COX – SEE ATTACHED COX'S FAQ

Enclosed is the FAQ provided by Cox Communications. At the May Meeting, the Board had a preliminary discussion with Cox Communications Representatives. Over the last few years, a few units have reported problems with their TV reception. As the TV cable becomes older, more and more problems with internet and reception may surface. The Board is looking toward a pro-active approach of handling the situation.

A FEW SIMPLE REMINDERS

Here are a few simple reminders that will help everyone to get the most out of living at the Grove:

- 1) Parking in the Grove is generally for short-term 72-hr only unless otherwise posted. Long-term parking is provided in the back lot of Phase III.
- 2) Cars parked in the Grove must be duly registered and licensed.
- 3) Summer pool hours are no different from regular pool hours. (10 pm week nights, 11 pm Fri & Sat). Not everyone is on summer vacation. Please be considerate of your neighbors and honor these regulations.
- 4) No smoking, glass containers, or pets are allowed in the pool area.

Thank you for your help and cooperation.

REPAIRING OF PRESSURE REGULATOR

The following is a recent email that the Association received from one of our owners:

We changed out our leaking water pressure regulator last week and wanted to share some lessons learned and other info regarding additional leaking regulators. The Wilkins Model 70 is the most common one used in our facility. The cost of a new one ranges from about a hundred dollars on up. There are rebuild kits that someone with some mechanical skills could do on their own. In order to remove the unit from the cluster of water lines, you have to remove the bell housing so that it can be spun off at the threaded female pipe end. Really wasn't that hard. Labor wise its less than an hour to do and if you have a plumber, you might ask them to check other fittings since they charge an hour minimum anyways! We were able to have the guy from Stewarts check our toilets for fill level and adjustments for no extra charge. Sent in by R & J

POSSIBLE ABANDONED VEHICLE ACROSS 7606 TO BE TOWED

There is a possible abandoned vehicle parked in the Phase 3 Parking Lot, across from Bldg 7606. It's a black Subaru, Legacy L, CA #2XFK509, 4 Door, with Steelers Emblem, and yellow strip down the middle. There is a broken window in the back. It does not appear that this vehicle has moved for awhile. If you own (or knows the owner of this vehicle), please have the window repaired and please call the Association at the number below. If this vehicle is unclaimed, it is subject to be towed at the vehicle's owner's expense.

REVIEWING INSURANCE COVERAGE URGED

In the light of the recent fires, it might be a good idea to review and discuss your current insurance coverage with your insurance agent. Even though the Association has fire & earthquake insurance, you may want to discuss with your agent about "loss assessment" insurance in case of a catastrophic event. You should also consider having insurance for personal items, loss of rental income, temporary lodging reimbursement, and general liability for inside your unit.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest member: Ms. Zhen Xie.

ASSOCIATION TO REPAIR PRESSURE REGULATOR & BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

OFFICIAL WEBSITE OF THE GROVE – PLEASE CHECK

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, notices, and other published correspondence) posted there. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and comply with the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/ mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED / REQUEST TO BE IN WRITING

The next Homeowners Association "Monthly" Board Meeting is scheduled for July 9, 2009, at 6:30PM, in the Meeting Room, at Bldg 7610. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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